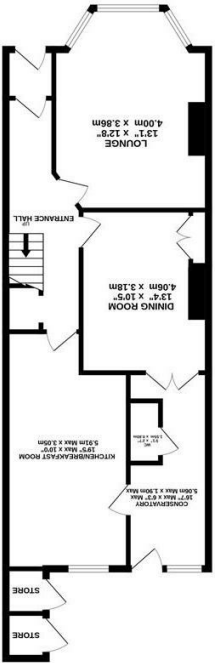




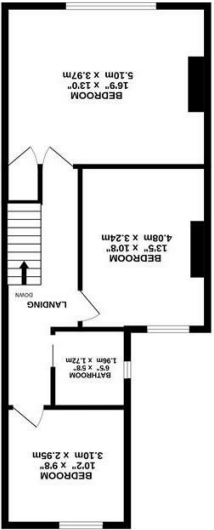
FLOOR PLAN



743 sq.ft. (686 sq.m.) approx.

Where energy ratings have been made to ensure the accuracy of the figures contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any inaccuracy or misstatement. The figures are intended as a guide only and should not be used as a guarantee of energy efficiency or energy saving.

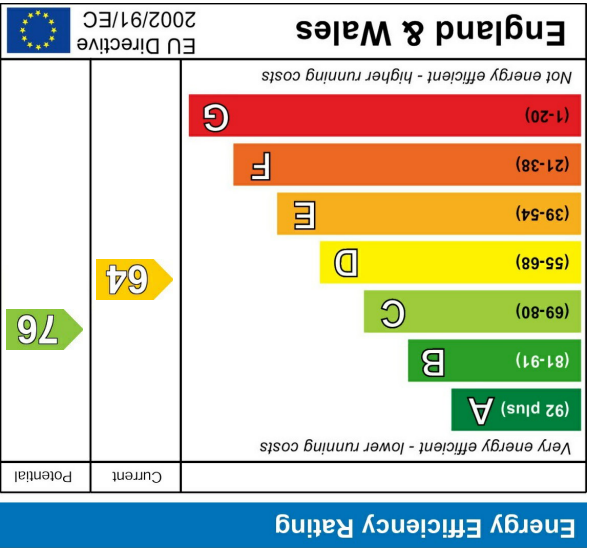
Made with Energy 6.0.0.0.



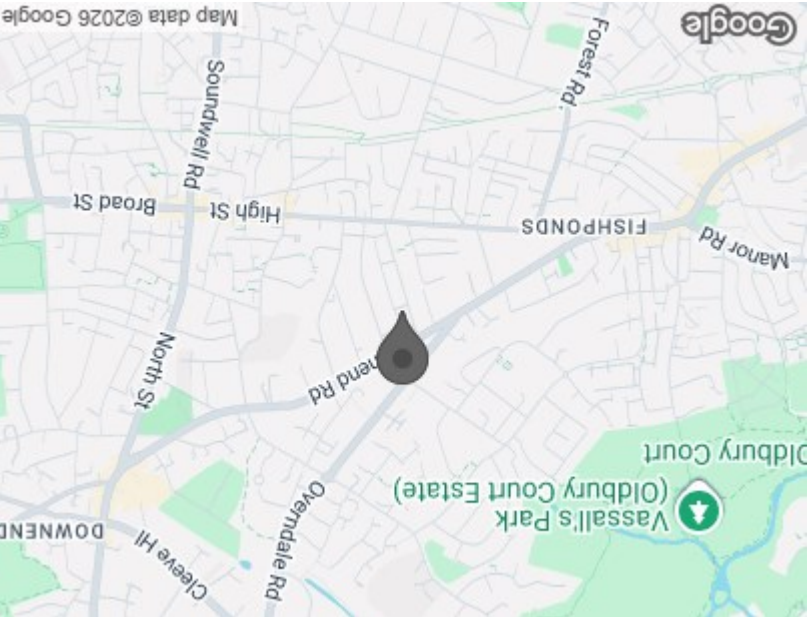
587 sq.ft. (54.5 sq.m.) approx.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP





CASSELL ROAD
, BRISTOL, BS16 5DE

OFFERS OVER £400,000



3



1



2



D



Ground Floor

Hall

Lounge

13'1 x 12'8

Dining Room

13'4 x 10'5

Kitchen/Breakfast Room

19'5 max x 10'0

Conservatory

16'7 max x 6'3

WC

5'1" x 2'7"

First Floor

Landing

Bedroom One

16'9 x 13'0

Bedroom Two

13'5 x 10'8

Bedroom Three

10'2 x 9'8

Bathroom

6'5 x 5'8

External

Front Garden

Rear Garden



This attractive period terrace offers well-proportioned accommodation arranged over two floors, providing a comfortable family home with plenty of scope for a new owner to make their own mark. With good-sized rooms throughout and useful outside space, the property presents an excellent opportunity for those seeking a home with character and potential.

On entering, the porch opens into a welcoming hallway, with doors leading through to the principal reception rooms. The spacious bay-fronted lounge provides a pleasant main living space, while the separate dining room offers flexibility for family meals and entertaining. The kitchen is fitted with a range of Oak shaker-style wall and base units, complemented by dark stone-effect worktops and a good selection of integrated appliances, including a gas hob, extractor, eye-level oven and grill, fridge/freezer and dishwasher; there is also space for a dining table. To the rear, a useful lean-to provides plumbing for a washing machine, access to a ground floor WC and a door leading directly onto the garden.

On the first floor, a well-proportioned landing provides access to three good-sized double bedrooms. The largest bedroom benefits from a built-in storage cupboard, while the family bathroom is fitted with a white three-piece suite and electric shower over the bath.

Externally, the property benefits from a front garden enclosed by a low-level brick wall, laid to gravel with a pathway leading to the front door. The enclosed rear garden is designed for ease of maintenance and includes two useful storage cupboards, rear access and two off-street parking spaces.

The property is conveniently situated for the wide range of amenities available in Staple Hill and Fishponds, with local schools, bus routes and Bristol city centre all readily accessible. An appealing home offering excellent space, useful outside accommodation and scope for further improvement.

